

Main DDR (Detailed Diagnostic Report)

1. Property Issue Summary

- Roof terrace shows damp patches near the north parapet and visible seepage marks.
- Ceiling in bedroom has water stains and minor paint blistering.
- Bathroom wall has mold growth behind the shower mixer.
- Area: Roof terrace north edge recorded 38.6 C hotspot at 11:00 AM.
- Thermal interpretation suggests trapped moisture in slab and wall interface.
- Recommend moisture meter validation and post-repair thermal retest.

2. Introduction

This report consolidates inspection and thermal findings for 5 area(s). Current overall severity is High.

3. Area-wise Observations

Ceiling

- [Inspection Report] Ceiling in bedroom has water stains and minor paint blistering.

General

- [Inspection Report] No structural crack observed in internal columns.
- [Thermal Report] Recommend moisture meter validation and post-repair thermal retest.

Roof

- [Inspection Report] Roof terrace shows damp patches near the north parapet and visible seepage marks.
- [Inspection Report] Possible cause: rainwater entering through failed terrace waterproofing joints.
- [Thermal Report] Area: Roof terrace north edge recorded 38.6 C hotspot at 11:00 AM.

Terrace

- [Inspection Report] Recommend re-sealing terrace joints and checking drainage slope.
- [Thermal Report] Area: Bedroom ceiling recorded 24.1 C cooler patch below terrace slab.

Wall

- [Inspection Report] Bathroom wall has mold growth behind the shower mixer.
- [Thermal Report] Area: Bathroom wet wall recorded 27.8 C with irregular thermal anomaly.
- [Thermal Report] Thermal interpretation suggests trapped moisture in slab and wall interface.

4. Probable Root Cause

- Possible cause: rainwater entering through failed terrace waterproofing joints.

5. Severity Assessment (with reasoning)

- Severity Level: High
- Reasoning: Structural crack appears with moisture indicators; escalation advised.

6. Recommended Actions

- Recommend re-sealing terrace joints and checking drainage slope.
- Recommend moisture meter validation and post-repair thermal retest.

7. Additional Notes

- Moisture observed in Roof while thermal values include normal range readings.
- Moisture observed in Wall while thermal values include normal range readings.

8. Missing or Unclear Information

- Not Available

9. Conflicts Detected

- Moisture observed in Roof while thermal values include normal range readings.
- Moisture observed in Wall while thermal values include normal range readings.